



57 Teal Garth  
Bridlington  
YO15 3LJ

TO LET

£700 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 57 Teal Garth

## Bridlington

### YO15 3LJ

#### UPVC FRONT ENTRANCE DOOR

Opening into:

#### ENTRANCE HALL

Central light fitting. Curtain pole\*. Coat hooks\*. Battery smoke alarm. Glazed door to:

#### SITTING ROOM

14' 0" x 12' 8" (4.27m x 3.86m)

Quarter-turn staircase to first floor. Carpet. Two curtain tracks with curtains\*. Nets\*. Central light fitting. Timber fire surround. Radiator. Glazed door to

#### INNER HALLWAY

Carbon monoxide alarm. Understairs storage cupboard with two shelves and coat hooks\*.

#### KITCHEN/BREAKFAST AREA

12' 7" x 8' 9" (3.84m x 2.67m)

Single drainer Asterite sink with two corner and two single base units. Two double wall mounted cupboards. Wall mounted gas central heating boiler. CO alarm. Cooker\* Half-Glazed door to rear garden.

#### CENTRAL LANDING

Battery smoke alarm. With doors to:

#### BEDROOM 1 (REAR)

12' 7" x 8' 10" (3.84m x 2.69m)

Carpet. Central light fitting. Two curtain poles and curtains\*. Radiator.

#### BEDROOM 2

12' 7" x 8' 8" (3.84m x 2.64m)

Carpet. Central light fitting. Two curtain tracks and curtains\*. Radiator.

#### BATHROOM/WC

With white suite comprising panelled bath with Aqualisa plumbed-in shower attachment over, vanity unit incorporating wash hand basin and low level WC. Fully tiled on two walls. Built-in airing cupboard housing insulated hot water cylinder and immersion heater. 'Chrome' towel rail and ring\*. Toilet roll holder\*. Mirror. Shaving point with light.

#### CENTRAL HEATING

Gas fired central heating to radiators.

#### DOMESTIC HOT WATER

Provided by the central heating system with stand-by immersion heater.

#### DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

#### GARAGE

There is no garage to the property but there is vehicular access.

#### GARDENS

Small gardens to both front and rear.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

#### SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

#### PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £700.00

Damage Deposit: £805.00

Total: £1505.00

#### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

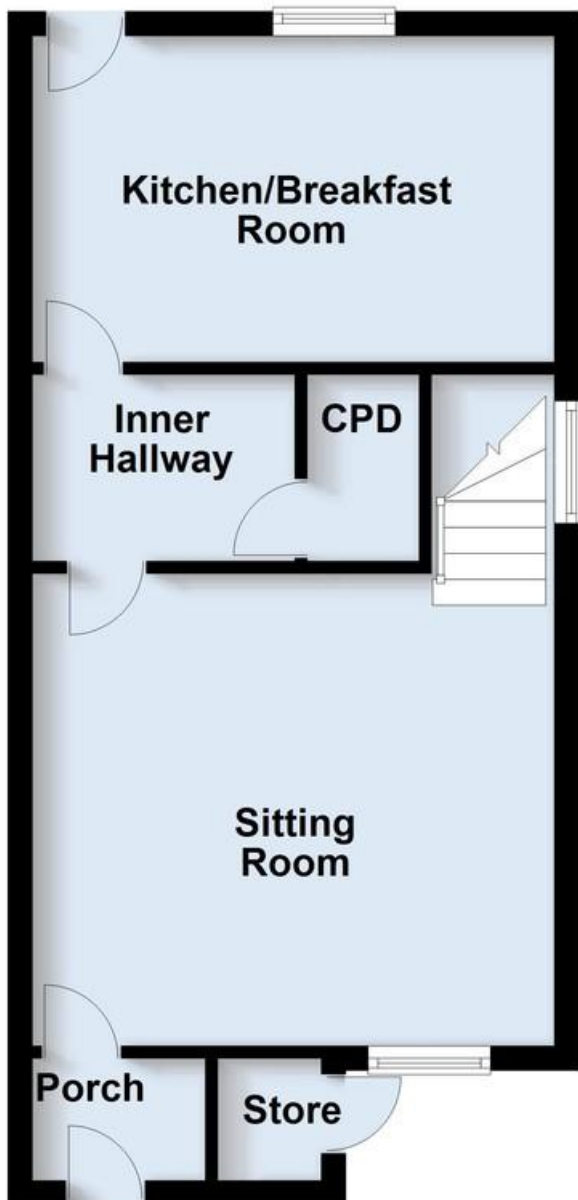
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

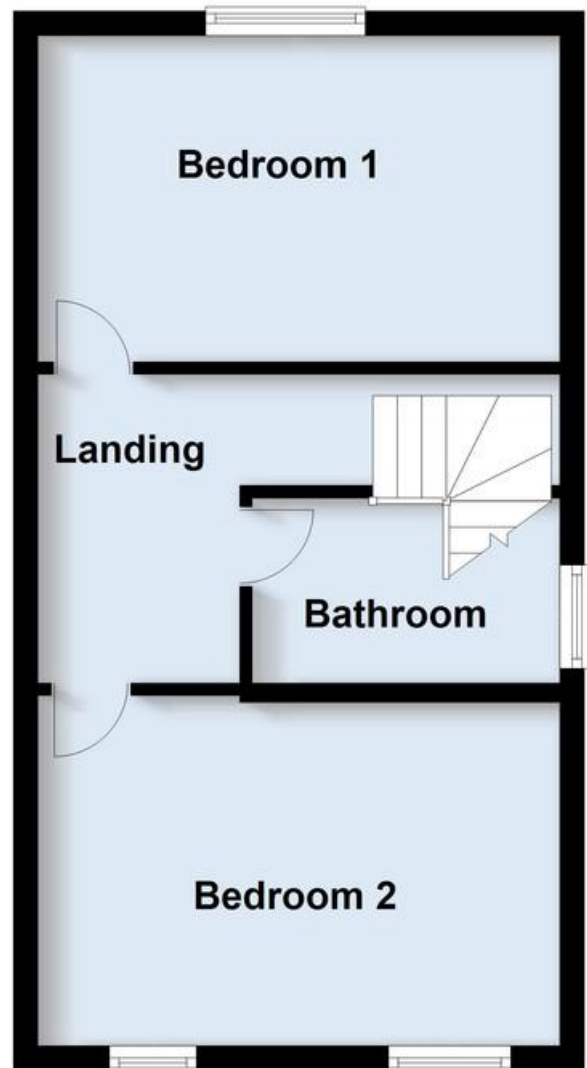
Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Regulated by RICS

The digitally calculated floor area is 64 sq m (689 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

**Ground Floor**



**First Floor**



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## Driffield Office

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